



## ***GENERAL PLAN POLICY EXAMPLES***

Senate Bill (SB) 1468 (Knight, Chapter 971, Statutes of 2002) requires cities and counties to consider military readiness issues (defined in Section 2) into their general plans and to ensure early and systematic awareness of potential land use conflicts. The purpose of SB 1468 was to address the need for better collaborative planning between local jurisdictions and military installations and operational areas.

The following appendix provides examples of general plan goals and policies that can be used by local governments in addressing military readiness in their general plans. These examples can be used and/or modified to fit the needs of each local jurisdiction. There is no requirement to use these examples.

### **B.1 Concepts to Consider when Updating a General Plan**

The goal of SB 1468 is to “integrate balanced and compatible land use development in areas where military readiness activities occur. This would include military installations, ranges, and associated airspace.” The following sample general plan goals and policies are provided to assist local governments (cities and counties) to achieve this goal.

The general plan expresses the development policies of the jurisdiction using text (in the form of goals, policies, standards, and implementation measures) and maps and diagrams. Together, these components guide the jurisdiction’s future development. A definition of goals, policies, standards, and implementation measures follows.

- **Goal.** A goal is a direction setter. For each topic, a goal provides a statement describing a desired future condition.
- **Policy.** A policy is a specific statement designed to guide decision-making. It is a statement that provides a specific course of action to reach a goal.
- **Standard.** A standard is a rule or measure establishing a level of quality or quantity that must be complied with or satisfied. Standards define the abstract terms of objectives and policies with concrete specifications. Standards are not used by all jurisdictions but can provide a good method for evaluating success.
- **Implementation Measure.** An implementation measure is a specific measure, program, procedure, or technique that will be used to carry out plan policies. To increase effectiveness, an implementation measure should include a description of the action to be taken, describe who is responsible for implementing this action, and provide a time frame for when this action should be completed.

### **B.2 Policy Examples**

The following sample goals, policies, and implementation measures respond to SB 1468 general plan requirements and can be used as a starting point for addressing military sustainability when updating or revising the general plan. These suggestions can be used to form the basis for an optional military element or to update individual elements within the general plan. Each community will have different issues and needs. A jurisdiction must decide whether

these examples address their particular situation. As applicable, each of the examples provided should be tailored to address the needs and issues facing the specific county or city and the military installations and operational areas impacted.

### Goal 1

To ensure compatible land use and provide buffering (if necessary) in areas where military readiness activities are performed.

#### Policy 1.1 Updated Diagrams

The [county/city] shall ensure that the land use and circulation diagrams accurately represent the operational constraints associated with the military installations/ operations in or impacting the planning area.

#### Policy 1.2 Compatible Land Use

As appropriate, the [county/city] land use diagram will designate compatible land uses in areas where military operations could impact public health and safety (noise, accident potential, incompatible land use) or where private activities could impact current or future military operations negatively.

#### Policy 1.3 Noise Attenuation

The [county/city] shall establish sound attenuation requirements in areas subject to high noise levels associated with military training activities.

#### Policy 1.4 Height Restrictions

The [county/city] shall establish development height restrictions (if necessary) beneath military low-level training routes, corridors, or operating areas.

#### Policy 1.5 Project Review

The [county/city] shall provide early notification to the military installation of proposed

developments that have the potential to affect military operations, testing, or training activities.

#### Standards

- Use available planning tools and resources provided by the military installation, such as AICUZ, RAICUZ, Master Plan, GIS maps, and the base mission statement.

#### Implementation Measures:

- Meet with the military to obtain appropriate GIS data to incorporate into community land use maps.
- Encourage military involvement in general plan updates and other important community planning activities. Conduct cooperative planning meetings with military planners to exchange information.
- Schedule regular informal planning meetings with military planners to ensure appropriate and timely exchange of information.
- Schedule regular meetings with other jurisdictions to ensure regional military compatibility issues are addressed throughout the region.
- Identify areas where sound attenuation will be required because of noise impacts associated with military training activities.
- Amend zoning maps to ensure consistency with the new land use designations, including sound attenuation and enhanced disclosure.
- Establish a zoning overlay to identify areas where height restrictions will be required because of the location of military low-level training routes and corridors.
- The [county/city] shall provide copies of development applications to the community planner at the installation (or to the person charged with planning for a

given operational area) that may be impacted by the project.

- The [county/city] shall ensure that the installation and the Defense Mapping Agency are notified of any proposed vertical obstructions (towers, power lines, and any other structures) that may impede aircraft over flight, prior to construction.

## Goal 2

To ensure adequate circulation routes are maintained between the installation and related operational areas (training areas, supply depots, etc.)

### **Policy 2.1 Military Transportation Corridors**

The [county/city] shall ensure community and military transportation corridors are protected to maintain viability of the installation and its operations.

### **Policy 2.2 Public Transportation Servicing Military Installations**

The [county/city] will consider the needs of military installations when planning public transportation projects and service.

#### Standards

- Military installations will have adequate ingress and egress routes.

#### Implementation Measures:

- Consult regularly with the military to ensure military routes are depicted accurately on the general plan land use diagram and maps.
- Ensure that military transportation corridors in the planning area are denoted on the general plan circulation diagram to avoid circulation conflicts.
- If any changes are proposed to the general plan's circulation element, the community should consult with military

planners to ensure that military training activities are not affected.

## Goal 3

To recognize and plan for the housing needs of all potential residents, including military personnel.

### **Policy 3.1 Military Off-Base Housing Needs**

The [county/city] shall incorporate military off-base housing needs in the [county's/city's] housing element.

#### Standards

- Military personnel can find affordable and suitable housing in the community.

#### Implementation Measures:

- Meet with the military to determine its housing needs. Work to accommodate those needs in concert with those of the community.

## Goal 4

To preserve natural resources, including those on military installations.

### **Policy 4.1 Natural Resource Coordination**

The [county/city] will coordinate natural resource programs with the military. For example, coordinate local Multiple Species Conservation Plan (MSCP) with military Integrated Natural Resources Plan (INRMP) for consistency in conservation efforts.

### **Policy 4.2 Balanced Natural Resource Protection**

Before approving new development projects, the [county/city] will make findings or adopt appropriate mitigation measures to ensure that habitat protection burdens are not inappropriately shifted to lands utilized by the military.

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### Standards

- Ensure consistency with the conservation and land use elements, so that flora, fauna, and natural resources management is consistent with federal and state environmental laws and regulations.

### Implementation Measures:

- Work with the military to address mitigation efforts proactively.

## Goal 5

To maintain open-space areas near military installations and underlying low-level military airspace corridors and ranges.

### **Policy 5.1 Open Space Buffers**

The [county/city] will work with the military to protect current and future mission requirements by maintaining or designating open space, agricultural uses, or similar low intensity land uses in areas within, adjacent to, or proximate to military installations.

### Standards

- Areas critical to maintaining land use compatibility and public safety are appropriately protected from incompatible development.

### Implementation Measures:

- Meet regularly with military representatives to discuss appropriate land use restrictions in areas potentially affected by military operations, testing, or training activities. Determine whether buffer areas or open space should be designated to minimize impacts.

## Goal 6

To mitigate noise issues from military activities and installations.

### **Policy 6.1 Public Education**

The [county/city] will work with the military to educate the general public on noise impacts associated with military operations.

### **Policy 6.2 Real Estate Disclosure**

The [county/city] shall require disclosure statements for all real estate transactions in areas where noise impacts from military operations, testing, or training activities might occur.

### **Policy 6.3 Noise Compatible Land Uses**

The [county/city] shall ensure that noise impacts are minimized by designating compatible land uses in areas exposed to high noise levels.

### Standards

- Use AICUZ, RAICUZ, and other information supplied by the military to ensure appropriate land designations.

### Implementation Measures

- Adopt an ordinance that establishes noise guidelines, compatible uses within specified noise level areas, and appropriate attenuation requirements for all new development.
- Develop noise attenuation standards for new construction. Higher standards of attenuation should be investigated for noise sensitive uses, such as residences, libraries, schools, and churches.
- Designate compatible land uses adjacent to military installations and land underlying military airspace to minimize noise impacts on the public.

**Goal  
7**

Promote land use compatibility through a cooperative planning environment.

**Policy 7.1 Land Use Compatibility**

Ensure compatible land use designations in areas adjacent to military installations and where military operations, testing, and training activities occur.

**Policy 7.2 Collaboration**

The [county/city] will work closely with military officials in regard to sharing information and discussing land use planning issues.

**Standards**

- Community and military members are free from safety hazards.

**Implementation Measures**

- Ensure that public officials are familiar with military operations, testing, and training activities and associated safety issues and have made appropriate action plans to protect the public.
- Meet regularly with military officials to exchange information.

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## *Appendix B*

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